



GAME ESTATES

PROPERTY SALES & LETTINGS

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26 Empress Avenue

West Mersea

Essex

CO5 8EX

£700,000



Five bedroom detached house

Kitchen/breakfast room

Kitchen/Utility Room

Two Bathrooms & Cloakroom

Garage & large driveway

Lounge & Dining Room

Un-overlooked Rear Garden

Development Potential stp

Have you ever dreamed of living down a tree lined Avenue a short walk to the Beach? Then Game Estates are delighted to bring to the market this fabulous Five Bedroom Detached Family home in one of the most desirable locations on West Mersea.

As you enter the long driveway with ample parking you are presented with the beautiful, proportioned home, with its Five Bedrooms, Three Bathrooms, Two Reception rooms, is surely one to miss out on.

This home is ready for any family to move into and stamp your own mark on it and enjoy for many years to come, with potential to extend (STPP). Chain free. EPC rating: F

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property. Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise

Porch 7' 3" x 4' 1" (2.21m x 1.24m)

Part obscure glazed entrance door, tiled floor, obscure glazed panel to hallway, double opening part glazed door to hallway.

Entrance Hall 17' 11" x 13' 7" (5.46m x 4.14m)

Window to front aspect, stairs to first floor, under stair cupboard, radiator, doors to lounge, cloakroom and kitchen.

Cloakroom 7' 10" x 6' 0" (2.39m x 1.83m)

White suite comprising low level wc, corner wash basin, storage cupboard, obscure window to side aspect, radiator.

Lounge 17' 11" x 11' 11" (5.46m x 3.63m)

Double opening casements doors to rear garden, fireplace with gas fire (no chimney), radiator, door to kitchen.

Dining room 15' 5" x 13' 7" (4.70m x 4.14m)

Window to front aspect, fireplace with electric fire (could be used as an open fire), radiator, obscure double opening glazed doors to lounge.

Kitchen/Breakfast Room 16' 10" x 10' 2" extending to 13' 6" (5.13m x 3.10m)

Comprehensive range of units comprising roll top work surfaces with inset sink unit with mixer tap, tiled splashback, drawers and cupboards under, fitted double oven, inset gas hob, extractor over, dishwasher, radiator, boiler, window to rear aspect, opening to utility room.

Utility Room 7' 10" x 7' 9" (2.39m x 2.36m)

Work surface with inset stainless steel sink with mixer tap, cupboards under, spaces for fridge/freezer, part tiled to walls, door to larder.

Larder 7' 11" x 3' 8" (2.41m x 1.12m)

Single glazed window to side aspect, shelves.

First Floor Landing 21' 4" x 2' 9" (6.50m x 0.84m)

Immersion cupboard, loft access (unchecked), radiator, doors to:

Bedroom 1 13' 9" x 13' 5" (4.19m x 4.09m)

Window to rear aspect, two x two door sliding wardrobe, radiator.

Bedroom 2 10' 6" x 11' 11" (3.20m x 3.63m)

Window to front aspect, radiator.

Bedroom 3 11' 11" x 10' 5" (3.63m x 3.17m)

Window to front aspect, recessed wardrobe, radiator.

Bedroom 4 8' 4" x 7' 1" (2.54m x 2.16m)

Window to side aspect, radiator.

Bedroom 5 15' 2" x 7' 10" (4.62m x 2.39m)

Window to front aspect, radiator.

Family Bathroom 7' 10" x 5' 7" (2.39m x 1.70m)

Pastel suite comprising panel bath with mixer tap shower attachment, close coupled wc, pedestal wash basin, fully tiled, radiator, obscure window to rear aspect.

Shower Room 8' 11" x 2' 5" (2.72m x 0.74m)

White suite comprising enclosed shower, wall mounted wash basin, low level wc, fully tiled, sliding door, radiator, obscure window to rear aspect.

Rear Garden 65' 10" x 46' 0" (20.07m x 14.02m)

Laid to lawn, paved patio, water tap, mature trees and shrubs, panel fencing to boundaries, gate to front aspect, two timber sheds, greenhouse.

Garage 15' 3" x 8' 4" (4.65m x 2.54m)

Up and over door, power connected.

Front Garden:

Large driveway with lawn, mature hedging, and trees.

Council Tax Band: F

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.



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We make no guarantee, warranty or representation as to its accuracy and completeness.



